160.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,900 / 900,900
					USE VALUE:	900,900 / 900,900
					ASSESSED:	900,900 / 900,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD MARY T
Owner 2:	
Owner 3:	
Street 1:	211 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD JOHN F/ETAL -
Owner 2:	FITZGERALD JOSEPH P/TRS -
Street 1:	211 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1958, having primarily Vinyl Exterior and 1808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	382,200		518,700	900,900
Total Card	0.275	382,200		518,700	900,900
Total Parcel	0.275	382,200		518,700	900,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.29 | /Parcel: 498.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106441

GIS Ref

GIS Ref

Insp Date 06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,200	0	12,000.	518,700	900,900	900,900	Year End Roll	12/18/2019
2019	101	FV	275,100	0	12,000.	518,700	793,800	793,800	Year End Roll	1/3/2019
2018	101	FV	275,100	0	12,000.	459,400	734,500	734,500	Year End Roll	12/20/2017
2017	101	FV	275,100	0	12,000.	385,300	660,400	660,400	Year End Roll	1/3/2017
2016	101	FV	275,100	0	12,000.	385,300	660,400	660,400	Year End	1/4/2016
2015	101	FV	264,300	0	12,000.	333,500	597,800	597,800	Year End Roll	12/11/2014
2014	101	FV	264,300	0	12,000.	322,300	586,600	586,600	Year End Roll	12/16/2013
2013	101	FV	264,300	0	12,000.	306,800	571,100	571,100		12/13/2012

!12486!

PRINT

Date	Time
12/11/20	02:34:17

LAST REV

Date	Time
06/25/18	15:00:09

mmcmakin

12486

USER DEFINED

Prior Id # 1:	106441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD JOHN	37092-68		10/31/2002	Family	99	No	No		
FITZGERALD MARY	26433-366		6/25/1996			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2013	1303	Re-Roof	11,900	C				
7/25/2006	614	Manual	4,000					rebuild side entry
7/16/2003	591	Siding	14,900			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
12/24/2008	Meas/Inspect	372	PATRIOT
8/1/2005	External Ins	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 518,700	Spl Credit	Total: 518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23075223
Const Adj.:	0.99742496
Adj $ / SQ:	165.724
Other Features:	98500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469510
Depreciation:	87329
Depreciated Total:	382181

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

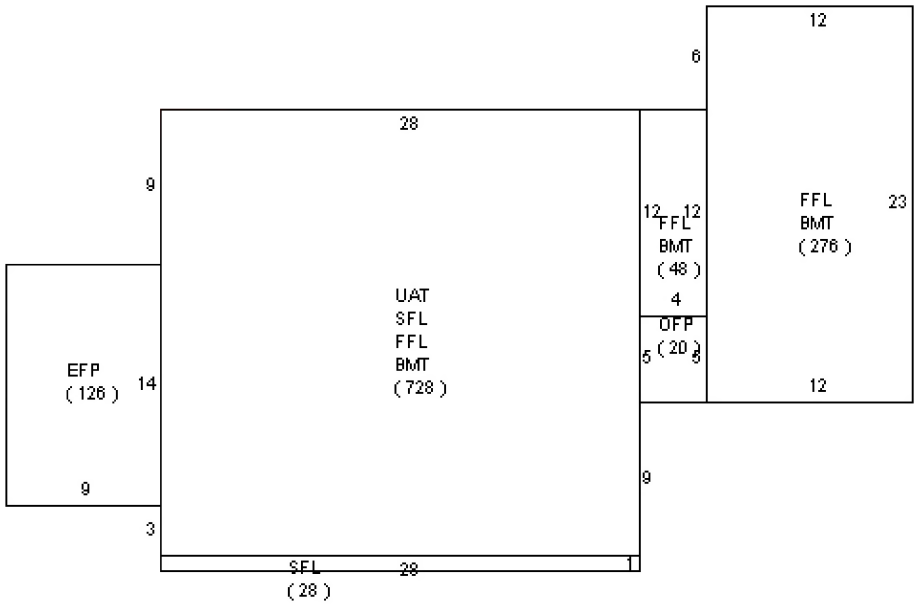
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.72
Special Features:	0	Val/Su Net:	119.89
Final Total:	382200	Val/Su SzAd	211.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	49.720	52,302
FFL	First Floor	1,052	165.720	174,341
SFL	Second Floor	756	165.720	125,287
UAT	Upper Attic	182	66.290	12,065
EFP	Enclos Porch	126	48.710	6,137
OFP	Open Porch	20	43.890	878
	Net Sketched Area:	3,188	Total:	371,010
Size Ad	1808	Gross Are	3734	FinArea 1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

160.0-0001-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	